013.0	0007	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	986,500 / 986,500
					USE VALUE:	986,500 / 986,500
					ASSESSED:	986,500 / 986,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
118		LAKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WATARI HIROMICHI
Owner 2:	
Owner 3:	
Street 1:	86 EVERETT STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,510 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1928, having primarily Vinyl Exterior and 2875 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5510.000	560,500	4,600	421,400	986,500
Total Card	0.126	560,500	4,600	421,400	986,500
Total Parcel	0.126	560,500	4,600	421,400	986,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 343.13 | /Parcel: 343.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 10623
GIS Ref:
GIS Ref:
Insp Date: 04/10/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 013.0-0007-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	560,800	4600	5,510.	421,400	986,800	986,800	Year End Roll	12/18/2019
2019	104	FV	419,400	4600	5,510.	447,800	871,800	871,800	Year End Roll	1/3/2019
2018	104	FV	419,400	4600	5,510.	326,600	750,600	750,600	Year End Roll	12/20/2017
2017	104	FV	393,600	4600	5,510.	284,500	682,700	682,700	Year End Roll	1/3/2017
2016	104	FV	393,600	4600	5,510.	242,300	640,500	640,500	Year End	1/4/2016
2015	104	FV	351,100	4600	5,510.	237,000	592,700	592,700	Year End Roll	12/11/2014
2014	104	FV	351,100	4600	5,510.	194,900	550,600	550,600	Year End Roll	12/16/2013
2013	104	FV	365,200	4600	5,510.	185,400	555,200	555,200		12/13/2012

!1307!

PRINT

Date	Time
12/10/20	16:56:44

LAST REV

Date	Time
05/17/18	08:51:44

ekelly

PAT ACCT. 1307

USER DEFINED

Prior Id # 1:	10623
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DALAKIS ELAINE	1186-171		4/30/1998		333,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/10/2018	MEAS&NOTICE	BS	Barbara S
1/21/2009	Meas/Inspect	294	PATRIOT
3/22/2000	Inspected	263	PATRIOT
9/29/1999	Mailer Sent		
9/29/1999	Measured	163	PATRIOT
10/1/1981		TF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5510		Sq. Ft.	Site		0	80.	0.96	1			Med. Tr	-10					421,416						421,400	

Total AC/HA: 0.12649 | Total SF/SM: 5510 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 421,416 | Spl Credit | Total: 421,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.05729246
Const Adj.:	0.97515047
Adj $ / SQ:	175.273
Other Features:	118500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	688592
Depreciation:	128078
Depreciated Total:	560514

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

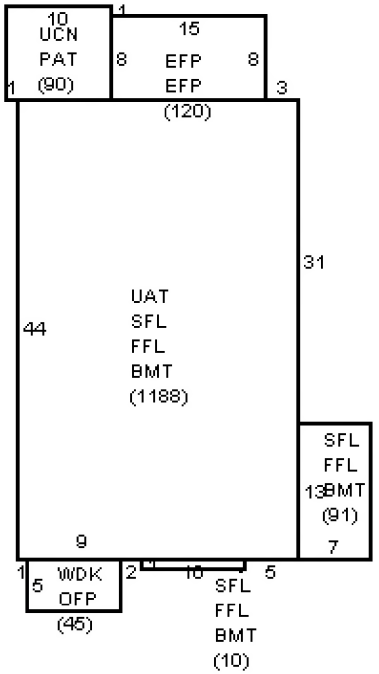
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	175.27
Special Features:	0	Val/Su Net:	119.92
Final Total:	560500	Val/Su SzAd	217.42

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,289	52.580	67,778
FFL	First Floor	1,289	175.270	225,927
SFL	Second Floor	1,289	175.270	225,927
UAT	Upper Attic	297	122.690	36,439
EFP	Enclos Porch	240	37.610	9,026
PAT	Patio	90	5.850	527
UCN	Canopy	90	20.380	1,834
OFP	Open Porch	45	42.910	1,931
	Net Sketched Area:	4,674	Total:	570,091
Size Ad	2578	Gross Are	5565	FinArea 2875

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 013.0-0007-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X18	A	AV	1928	22.31	T	40	104			4,600			4,600

More:	N	Total Yard Items:	4,600	Total Special Featues:		Total:	4,600